

ARCHITECTURAL REVIEW BOARD

January 11, 1984

MEMBERS PRESENT: William Lynch
Eldred Melton
Jouett Sheeting
Charlotte Stagner (4)

MEMBER ABSENT: Bradley Yount (1)

There being a quorum, the meeting was called to order by Chairman Lynch.

A motion was made by Mrs. Melton and seconded by Mr. Sheeting to approve the minutes of the meeting of December 6, 1983 as submitted. The motion carried unanimously (4-0).

A motion was made by Mrs. Stagner to accept the Bylaws with the amendment that Section 3.1 show that the Planning Commission makes an appointment to the Board. The motion was seconded by Mrs. Melton and carried unanimously (4-0).

The election of officers for 1984 was discussed next. A motion was made by Mrs. Stagner and seconded by Mrs. Melton that William Lynch serve as Chairman for 1984. The motion carried unanimously (4-0).

A motion was made by Mrs. Melton and seconded by Mr. Sheeting that Bradley Yount serve as Vice-Chairman. The motion carried unanimously (4-0).

The first item to come before the Board was a request from the Kentucky Bar Association to have the property located at 514 W. Main moved to another location or torn down. Mr. Bruce Davis was present to represent the Bar Association. Randy Shipp, Preservation Planner, went over the staff report (copy attached). Mr. Sheeting had some concerns about the front sidewalk. Mr. Davis stated that the front sidewalk would be removed and seeded with grass. Judge Henry Meigs was present and stated that the cost of renovating the house on top of the purchase price was too much. Eleanor O'Rear, representing Liberty Hall, stated that Liberty Hall had no problem with the request. Mr. V. O. Barnard, adjacent property owner, was present and had no problems with the structure being torn down and the lot seeded as long as it was maintained. Following further discussion, a motion was made by Mr. Sheeting to "accept and grant as proposed, permission for the Bar Association to remove or raise the structure at 514 W. Main for the aesthetic value and beautification of that area. This building is deemed of no architectural or historical importance. . . . The structure is deteriorating and the costs would be prohibitive to renovate and the Board issue a Certificate of Appropriateness." The motion was seconded by Mrs. Melton and carried unanimously (4-0).

The second item of discussion was a request from Jeffrey Kell to renovate property located at 730 Shelby Street for the conversion of a garage into an efficiency apartment. Mr. Shipp explained to the Board that the only question before them tonight concerned density. Mr. Shipp further stated that if the density were altered tonight, Mr. Kell would have to go before the Planning Commission for development plan approval and back before the Architectural Review Board for design approval. Following further discussion, a motion was made by Mr. Sheetinger as follows: "I move that we grant an exception to the density level of this particular area for the proposal submitted by Mr. Kell". The motion was seconded by Mrs. Melton. Those voting in favor of the request were: Mr. Lynch, Mrs. Melton and Mr. Sheetinger. Mrs. Stagner voted against the motion. The motion passed 3-1.

The next item of discussion was a request from John Gray, d/b/a St. Clair Properties, for the review of the treatment of the facades and courtyard spaces for property located at 331 St. Clair Mall. Mr. Gray is also requesting the same approvals for property located at 333 St. Clair Mall and 334 St. Clair Mall. Mr. Gray stated that he had sufficient parking for all three buildings at 334 St. Clair Mall. Mr. Gray is supplying a total of eight (8) spaces behind 334 St. Clair Mall. Mr. Shipp stated that Mr. Gray's proposal for 331 St. Clair Mall met all the Board's guidelines. Mrs. Eleanor O'Rear was present and stated she hoped the Board would not discourage the project. Following further discussion, a motion was made by Mrs. Stagner and seconded by Mrs. Melton that "we approve the proposal as submitted for 331 St. Clair Mall as outlined in the staff report and a Certificate of Appropriateness be issued". The motion carried unanimously (4-0).

The next item of discussion was a request from John Gray, d/b/a St. Clair Properties, for the review of the treatment of the facades and courtyard spaces for property located at 333 St. Clair Mall. Mr. Shipp went over the staff report for this request (copy attached). Mrs. Melton and Mrs. Stagner stated they felt Mr. Gray should be commended for his efforts in the revitalization of the downtown area. Following further discussion, a motion was made by Mr. Sheetinger and seconded by Mrs. Stagner that "we approve the proposal as submitted for 333 St. Clair Mall as outlined in the staff report and a Certificate of Appropriateness be issued". The motion carried unanimously (4-0).

The final item of discussion was a request from John Gray, d/b/a St. Clair Properties, for the review of the treatment of the facades and courtyard spaces for property located at 334 St. Clair Mall. Mr. Shipp went over the staff report and stated that the request was within the Board's guidelines. Following further discussion, a motion was made by Mr. Sheetinger and seconded by Mrs. Stagner that "we approve the proposal as submitted for 334 St. Clair Mall as outlined in the staff report and a Certificate of Appropriateness be issued". The motion carried unanimously (4-0).

A motion was made by Mr. Sheetinger and seconded by Mrs. Stagner to adjourn. The motion carried unanimously.


CHAIRMAN